013.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,300 / 904,300
					USE VALUE:	904,300 / 904,300
					ASSESSED:	904,300 / 904,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	MARGARET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONALD JOHN J &	
Owner 2:	KILLEEN VIRGINIA TRUSTEES	
Owner 3:	JOHN J MCDONALD TR OF 8/2011	
Street 1:	10 MARGARET ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MC DONALD JOHN J--ETAL -
Owner 2:	MC DONALD BEATRICE B -
Street 1:	10 MARGARET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Asbestos Exterior and 2626 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	445,100	4,400	454,800	904,300
Total Card	0.114	445,100	4,400	454,800	904,300
Total Parcel	0.114	445,100	4,400	454,800	904,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.36 | /Parcel: 344.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	9868
GIS Ref	
GIS Ref	
Insp Date	02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	445,400	4400	4,950.	454,800	904,600	904,600	Year End Roll	12/18/2019
2019	104	FV	345,300	4400	4,950.	483,200	832,900	832,900	Year End Roll	1/3/2019
2018	104	FV	345,300	4400	4,950.	352,500	702,200	702,200	Year End Roll	12/20/2017
2017	104	FV	324,000	4400	4,950.	307,000	635,400	635,400	Year End Roll	1/3/2017
2016	104	FV	324,000	4400	4,950.	261,500	589,900	589,900	Year End	1/4/2016
2015	104	FV	289,000	4400	4,950.	255,800	549,200	549,200	Year End Roll	12/11/2014
2014	104	FV	289,000	4400	4,950.	210,300	503,700	503,700	Year End Roll	12/16/2013
2013	104	FV	300,600	4400	4,950.	200,100	505,100	505,100		12/13/2012

!1230!

PRINT

Date	Time
12/10/20	16:53:18

LAST REV

Date	Time
03/26/18	10:43:27
ekelly	
1230	

USER DEFINED

Prior Id # 1:	9868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DONALD JOHN	57903-147		11/21/2011	Convenience	1	No	No		
	10701-481		11/30/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2011	557	Re-Roof	6,700					

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Meas/Inspect	BS	Barbara S
1/30/2009	Meas/Inspect	272	PATRIOT
9/24/1999	Meas/Inspect	163	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04984760
Const Adj.:	0.93100190
Adj $ / SQ:	166.160
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645034
Depreciation:	199961
Depreciated Total:	445074

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

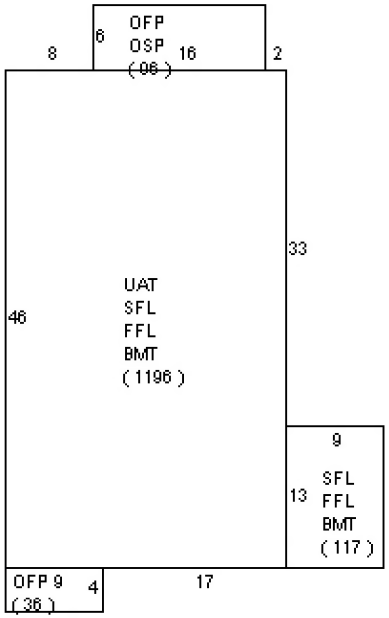
No Unit	RMS	BRS	FL
2	6	2	M
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.16
Special Features:	0	Val/Su Net:	99.66
Final Total:	445100	Val/Su SzAd	169.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,313	49.850	65,450
FFL	First Floor	1,313	166.160	218,168
SFL	Second Floor	1,313	166.160	218,168
UAT	Upper Attic	299	66.460	19,873
OFP	Open Porch	132	27.000	3,564
OSP	Screen Porch	96	34.500	3,312

Net Sketched Area:	4,466			Total:	528,535
Size Ad	2626	Gross Are	5363	FinArea	2626

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1926	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:	Total: 4,400